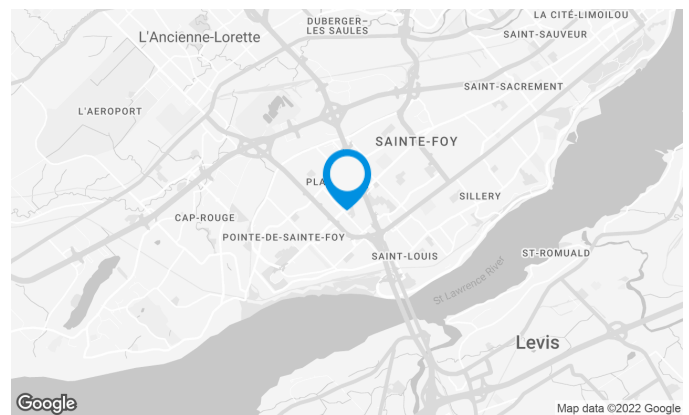


## Building characteristics

TOTAL LEASING AREA	105,547 ft <sup>2</sup>
LAND AREA	76,122 ft <sup>2</sup>
NUMBER OF FLOORS	5
ASCENCEURS	1
SPRINKLERS	Yes
GENERATOR	Yes
SECURITY	Alarm system monitored by zone.

## BUILDING ACCESSIBILITY

INDOOR PARKING	234
OUTDOOR PARKING	51
ROAD ACCESS	Access by the Henri IV highway.
BUS	60E, 331, 354, 800, 801, 915



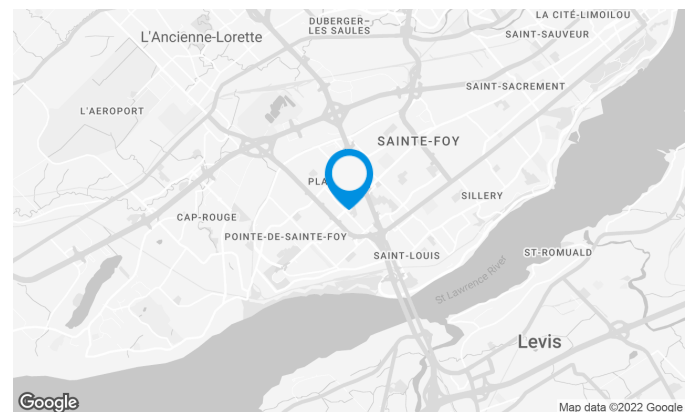
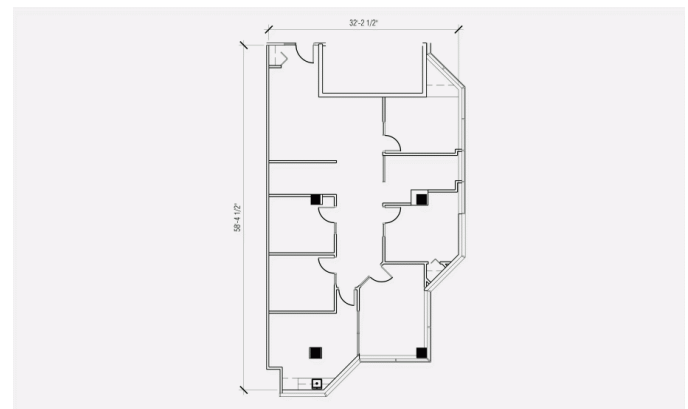
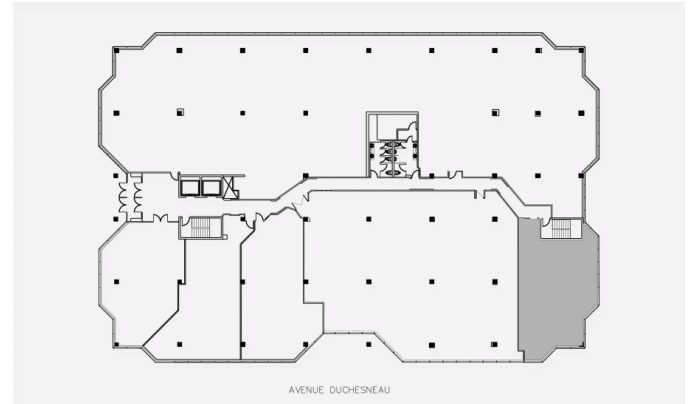
## Location Cominar



**T** 418 681-6300 #2418  
**E** LOCATIONQUEBEC@COMINAR.COM

## Space characteristics

AVAILABLE LEASING AREA	1,772 ft <sup>2</sup>
NUMBER OF FLOORS	1
FLOOR AREA	34,148 ft <sup>2</sup>

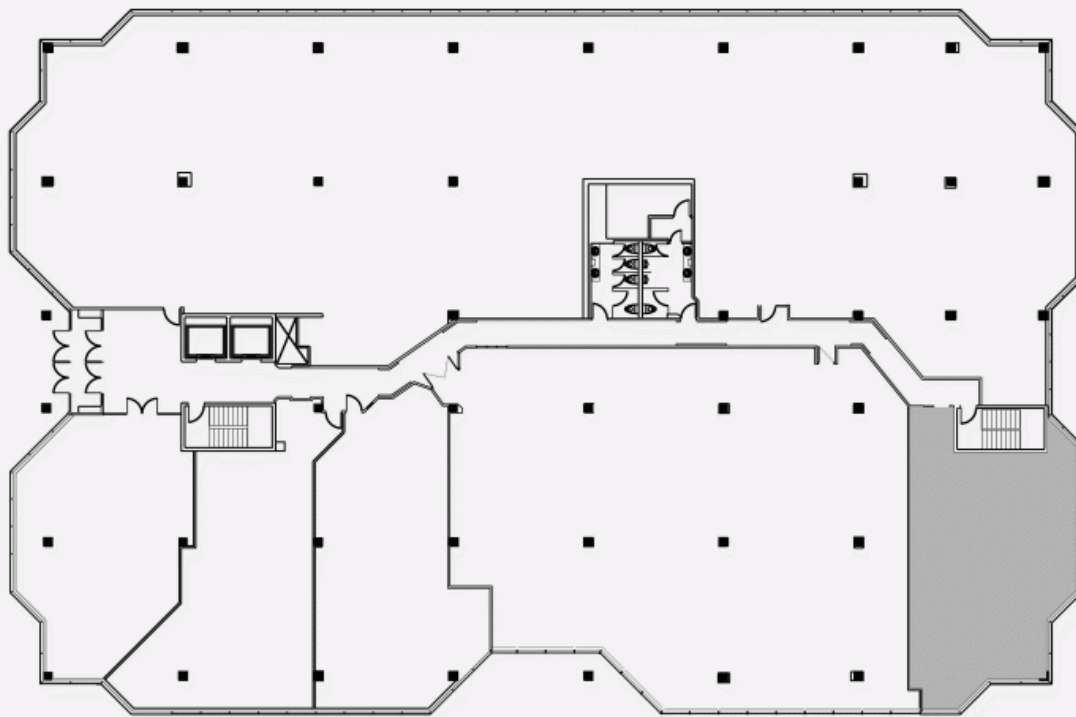


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LOCATION PLAN



AVENUE DUCHESNEAU

DEVELOPMENT PLAN

